

LOT 20 BLOCK 1 HOLLIDAY
HEIGHTS REPLAT.

KNEPPAR RAYMOND J
P O BOX 3338
LAKE CITY, FL 32056

2026

31-3S-17-06121-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	15	CONC BLOCK 100	0100	01	1,653	116.1300	130.07	215,006	1960	1960	0	0	0	35.00	65.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 0														Heated Area: 1400												
Roof Cover	14	PREFIN MT 100															HX Base Yr												
Interior Wall	03	PLASTER 70																											
Interior Wall	06	CUST PANEL 30																											
Interior Floo	14	CARPET 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	01	3 100																											
Bathrooms	01	1 100																											
Frame	01	NONE 100																											
Stories	1.	1. 100																											
Architectual	05	CONV 100																											
Units	0	100																											
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality	05	05																											
DOR CODE	0100 SINGLE FAMILY																												
MAP NUM																06													
NEIGHBORHOOD/LOC	31317.040 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,400	100		1,400	118,364																								
FDG	240	60		144	12,175																								
FOP	28	30		8	677																								
UOP	192	20		38	3,213																								
UST	140	45		63	5,326																								
TOTALS	2,000			1,653	139,754																								
EXTRA FEATURES						637 NW HOLIDAY DR, LAKE CITY																							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES												
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300													
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000													
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600													
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100													
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200													
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	0100	C	SFR	0		*RSF	-3	0.00	0.00	13,447.50	SF	1.00	1.00	1.00	0.95	0.95	12,775												
REVIEW DATE 08/15/2016 BY DF																													
Total Acres: 0.31 Total Land Value: 12,775 Market: 0 Agricultural: 0 Common: 12,775 PRINTED 11/19/2025 BY SYS																													

FDG

UOP

BAS

FOP

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/27/2022

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1318/0570

7/08/2016

WD

Q

I

01

80,000

GRANTOR: FAYE M GRUND

GRANTEE: RAYMOND J KNEPPAR

0700/0720

10/31/1989

WD

Q

I

49,000

GRANTOR: MAXWELL CHARLES

GRANTEE: GRUND JOHN R

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N12 W16 S12 E16\$ W26 UST= W14 S10 E14 N10\$ S10 W14 S18 E22 FOP= S4 E7 N4 W7\$ E33 N28\$ PTR=N30 FDG= N20 W12 S20 E12\$ S30\$.